



**104 Hurcott Road**

Kidderminster, DY10 2RG

**Andrew Grant**



# 104 Hurcott Road

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**4 Bedrooms    1 Bathroom    3 Reception Rooms**

A fantastic turn of the century traditional home in the Greenhill area, with a wealth of accommodation over three floors, full of charming character features. Much improved by the current owner and featuring four double bedrooms, refitted shower room, shaker kitchen and three reception rooms. Complimented by a large secluded garden and extensive detached outbuilding currently providing office, storage and garage space.

- Beautifully presented four-bedroom detached family home.
- Spacious kitchen and elegant dining room, ideal for entertaining.
- Generous living room with feature fireplace and large bay window.
- Mature, well-maintained rear garden with lawn and pathway.
- Driveway provides convenient off-road parking.
- Ideally located for schools, public transport and town centre access.

A charming Edwardian home on Hurcott Road, situated in Greenhill, full of period features and set over three floors. It offers spacious living, four double bedrooms, a shaker kitchen and upgraded shower room. Outside boasts a large garden, garage with studio and store and parking for three cars on a block-paved driveway.

**1599 sq ft (148.5 sq m)**







## The hallway

Upon entering the property you step in to the welcoming reception hallway you are immediately immersed in the timeless elegance and charming character that is synonymous with properties of this era. The impressive hallway is laid to wonderful Minton tiles throughout and has a carved wooden staircase rising to the first floor with lots of useful storage space underneath. Doors from here lead to the sitting room, dining room, snug and WC.





## The kitchen

The kitchen flows nicely from the snug and sits at the rear of the house leading on to the garden via French doors. The kitchen has been beautifully refitted by the current owner to an excellent standard, with grey shaker style wall and base cupboards incorporating pull out larder drawers and further enhanced by white quartz work surfaces which house the sink and instant hot water tap. The kitchen is well equipped with fitted appliances including a dishwasher, microwave, oven, fridge freezer and washing machine.





## The reception room

At the rear of the ground floor is a snug or morning room, ideal for entertaining and family dining with the kitchen located beyond. This adaptable third living area has the most splendid cast iron fireplace within the chimney breast and also features useful built-in wall storage with period frontages.





## The dining room

A spacious room designed for hosting, the dining room boasts generous proportions and dual-aspect walls adorned with stylish wallpaper. A large wooden table fits comfortably, making this a fantastic setting for both everyday meals and special occasions.





## The living room

At the front of the ground floor is a charming bay fronted sitting room centred around a beautiful period fireplace with inset wood burning stove, cast iron surround and black marble hearth. This room also has a picture rail and exposed floorboards.





## Bedroom one

The main bedroom is a wonderfully spacious and light room on the first floor and features a good sized walk-in wardrobe with window, which has the potential to create an en suite. Located at the front of the property, this bedroom features a large window, ample floor space and a calm ambience. It comfortably accommodates a double bed and additional furniture, making it a restful retreat.





## Bedroom two

This spacious second bedroom includes built-in character with a striking fireplace and plenty of room for wardrobes and a double bed. A perfect guest room or second principal bedroom.





## Bedroom three

Well-proportioned and full of charm, the third bedroom includes a lovely feature fireplace and views to the rear. A versatile room, it works well as a child's bedroom, guest room or study.





## Bedroom four

Situated on the top floor with a pitched ceiling, this room is private and filled with natural light from both a dormer and skylight window. Ideal as a fourth bedroom, home office or creative studio.





## The family bathroom

The stylish refitted first floor shower room blends contemporary and traditional themes. Laid to traditional style tiled flooring with under floor heating and featuring a shower enclosure with Metro tiles, black towel radiator, vanity unit and down lighters.





## The garden

A large and extremely private garden awaits at the rear of the property, providing excellent outside space to enjoy. Bordering the house is a large patio, the perfect place for al fresco dining and entertaining, with a wood store and gate leading from the driveway. A lawn with a pathway makes up the majority of the garden featuring a number of mature trees including apple, cherry and laurel then at the far end there is a fenced area ideal for creating a vegetable patch or children's play area.





## Location

The property is nicely positioned on this well-respected traditional road, forming part of the popular Greenhill area of Kidderminster on the Birmingham side of town. This traditional neighbourhood is home to many impressive period homes including the subject property and is a pleasant and convenient place to live, with easy access to the town and nearby green spaces.

The centre of Kidderminster is less than a mile away and has much to offer, including many high street stores and supermarkets, a myriad of pubs and eateries plus well-respected schooling. Kidderminster train station is approximately 1.2 miles away and offers a regular service to Birmingham, Worcester and London. The wonderful Severn Valley Steam Railway also operates from here, providing scenic journeys through amazing countryside to Bewdley, Arley and Bridgnorth.

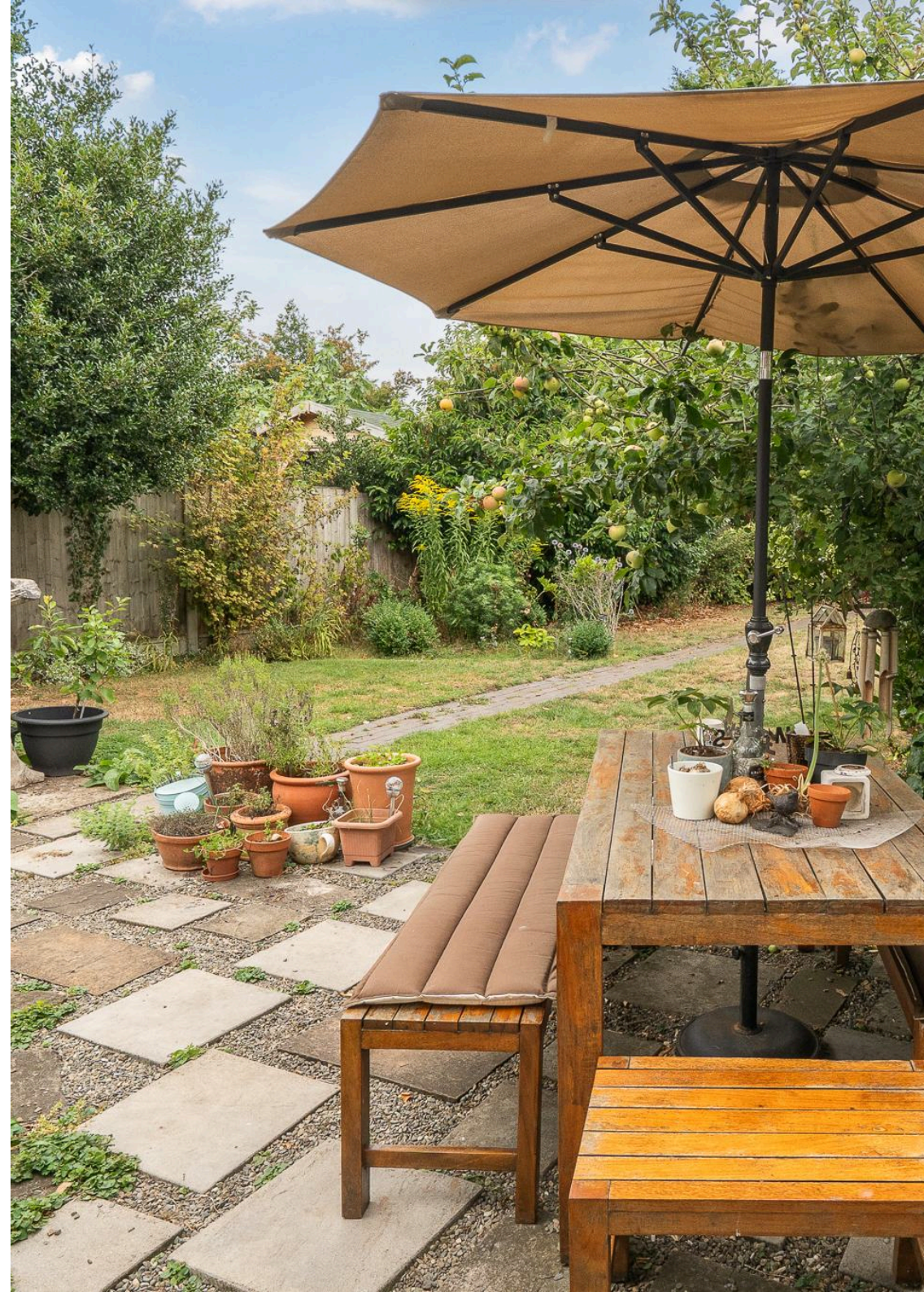
For those who like the outdoors, there are plenty of options nearby, including Springfield Park just 0.7 miles away and Hurcott Pools around 0.8 miles distant. The latter is a stunning nature reserve complete with lakes and woodland, a popular destination for dog walkers and nature lovers.

## Services

The property benefits from all mains services and an alarm system.

## Council Tax

The Council Tax for this property is Band D





# Hurcott Road, Kidderminster, DY10

Approximate Area = 1599 sq ft / 148.5 sq m

Garage = 221 sq ft / 20.5 sq m

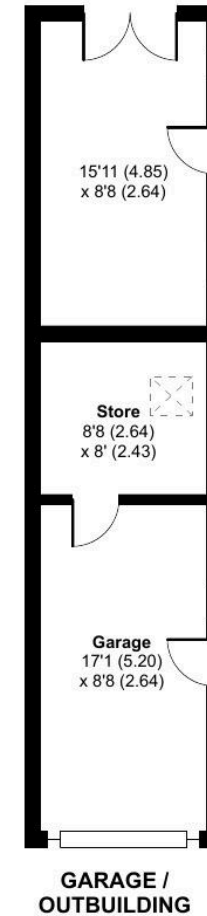
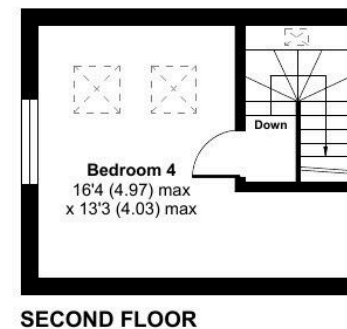
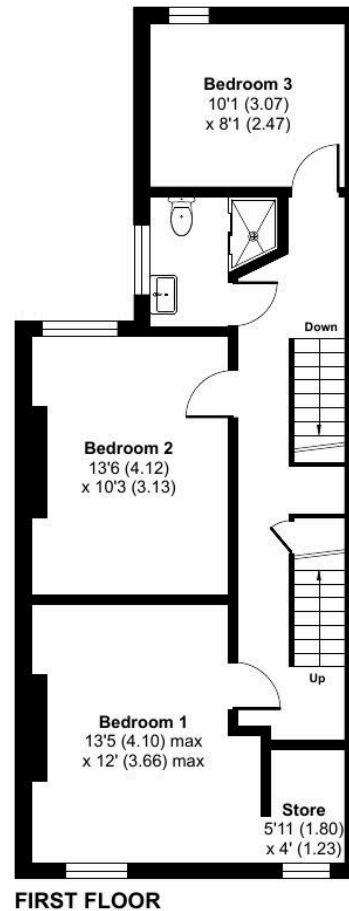
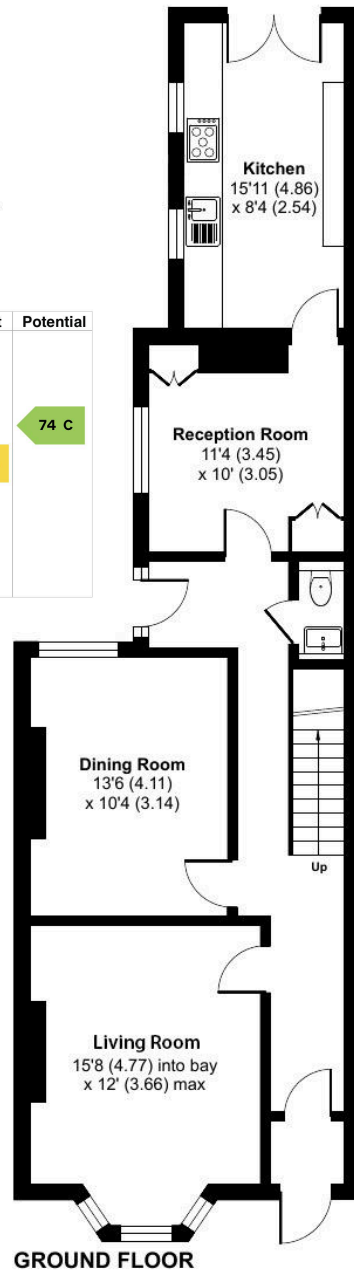
Outbuilding = 138 sq ft / 12.8 sq m

Total = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







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